

# \$494,000 - 254032 Range Road 245, Nightingale

MLS® #A2258269

**\$494,000**

3 Bedroom, 2.00 Bathroom, 1,219 sqft  
Residential on 0.82 Acres

NONE, Nightingale, Alberta

Welcome to 254032 Range Road 245 in the quiet community of Nightingale – the perfect blend of acreage living without the overwhelming upkeep. This well-maintained 1,218 sq. ft. manufactured home, built in 1999, sits on a beautifully landscaped and private 0.82-acre lot overlooking the peaceful prairie fields. Inside, pride of ownership shines with fresh paint, new flooring, and updated baseboards throughout. The open-concept layout offers a spacious living area, bright kitchen, and dining space – ideal for everyday living and entertaining. With 3 bedrooms and 2 full bathrooms, including a primary retreat complete with a walk-in closet and ensuite, this home is designed for comfort and function. Step outside and enjoy the stunning yard – a private oasis where you can relax, garden, or simply take in the views. The detached double garage (27' x 25') provides plenty of room for vehicles, toys, and storage. Recent well and septic inspections add peace of mind for the next owners. Don't let the driveway fool you – once you pass through the gate, you'll discover a hidden gem where country charm meets convenience.

Built in 1999

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2258269  |
| Price  | \$494,000 |



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,219                   |
| Acres          | 0.82                    |
| Year Built     | 1999                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 254032 Range Road 245 |
| Subdivision | NONE                  |
| City        | Nightingale           |
| County      | Wheatland County      |
| Province    | Alberta               |
| Postal Code | T1P 0L2               |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 5                                                           |
| Parking        | Additional Parking, Double Garage Detached, Gravel Driveway |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                       |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Basement          | None                                                                                                    |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                         |
| Lot Description   | Landscaped, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding                                   |
| Foundation        | Block, None                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 22                   |
| Zoning         | HRG Hamlet           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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